

**TOWN OF COATS
Planning Board
Thursday, July 18, 2024
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, July 18, 2024 at 6:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

Members Present: Chair Hazel Stephenson, Vice-Chair Misty Gil, Clint Latham, Lawrence Denning, Don Plessinger, Alan Pope, Ally Fouts

Members Absent:

Staff Present: Town Manager Nick Holcomb

Staff Absent:

I. CALL TO ORDER

Chair Hazel Stephenson called the meeting to order at 6:00 p.m. with a quorum being present.

Chair Hazel Stephenson delivered the invocation and led those in attendance in the Pledge of Allegiance.

RESOLVED, to approve Agenda.

MOTION BY: Misty Gil, **SECOND BY:** Don Plessinger
APPROVED: 7-0, unanimously approved

RESOLVED, to approve minutes from the March 7, 2024 meeting.

MOTION BY: Clint Latham, **SECOND BY:** Don Plessinger
APPROVED: 7-0, unanimously approved

III. NEW BUSINESS

A. Recommendation on Minor Subdivision

Chair Hazel Stephenson began by giving some brief background on the minor subdivision on Delma Grimes Rd and asked Town Manager Nick Holcomb to give some additional information. Mr. Holcomb explained that each lot is at least 1.5 acres so area and frontage requirements are being met. He went on to say that the UDO does allow for the builders to extend a 2" water line down the private drive, and that he needed a recommendation from the Planning Board to take to the Town Council on where they stand regarding water service for the subdivision. He also mentioned some of the dilemmas with the potential of annexation, such as customers having to roll their garbage cans up to Delma Grimes for pick up. He explained that by remaining outside town limits, customers would pay double water rates.

There was some discussion among the board before Mr. Holcomb mentioned that it seemed as though the Planning Boards' thoughts lined up the most with option 2 from the abstract,
"Allow connection of water for outside taps (double rate) for all 6 new lots.

a. This would require a developer installed 2" waterline extension. Dedicated easement would allow for town maintenance of the waterline."

RESOLVED, to allow the connection of water for outside taps double rate for all 6 new lots with the developer putting in a 2" waterline extension with a dedicated easement.

MOTION BY: Misty Gil, SECOND BY: Alan Pope

APPROVED: 7-0, unanimously approved

Mr. Holcomb reiterated the fact that the vote is for a recommendation to take to the Town Council and the Board acknowledged and agreed that the motion made was to be their recommendation.

IV. MANAGER UPDATE

- A. Land Use Plan
- B. Development Updates

Mr. Holcomb informed the board that KCI, a consultant team, would be coming to help with the work for the Land Use Plan. He explained that from now until December they would work on creating a community profile, and hold 2 public work sessions, surveys, and the results would hopefully be presented in December. The board expressed their desire to help as much as possible and reach out to citizens in the community to get their input regarding growth in Coats. There were no further questions or comments.

II. PUBLIC FORUM

Bennie Harmon addressed the Board and suggested placing a survey in citizens' post office box.

After hearing Mr. Harmon, Chair Stephenson closed the public forum.

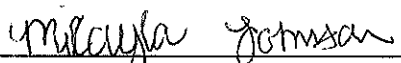
V. ADJOURN

RESOLVED, to adjourn.

MOTION BY: Clint Latham, SECOND BY: Alan Pope

APPROVED: 7-0, unanimously approved

Meeting adjourned at 6:32 p.m.


Mikayla Johnson, Deputy Clerk


Hazel Stephenson, Chair